

price list



kennedy bay

KESTREL RELEASE 1 - NEW!

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 337 Aurelia Approach	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$410,000	RMD30
Lot 338 Aurelia Approach	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$410,000	RMD30
Lot 340 Offshore Drive	487m ²	19.3m	30m	Nov-25	12.5	Available	\$534,000	RMD30
Lot 341 Offshore Drive	414m ²	27.98m	29.9m	Nov-25	12.5	Available	\$499,000	RMD30
Lot 343 Sundowner Way	313m ²	12.5m	25m	Nov-25	12.5	On Hold	\$325,000	RMD30
Lot 344 Sundowner Way	313m ²	12.5m	25m	Nov-25	12.5	On Hold	\$325,000	RMD30
Lot 346 Sundowner Way	375m ²	15m	25m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 367 Sundowner Way	450m ²	15m	30m	Nov-25	LOW	On Hold	\$429,000	RMD30
Lot 368 Sundowner Way	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 371 Sundowner Way	371m ²	12.5m	30m	Nov-25	12.5	On Hold	\$385,000	RMD30
Lot 379 Riptide Avenue	369m ²	11.5m	30m	Nov-25	12.5	On Hold	\$384,000	RMD30
Lot 382 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 411 Riptide Avenue	375m ²	12.5m	30m	Nov-25	LOW	On Hold	\$389,000	RMD30
Lot 412 Riptide Avenue	375m ²	12.5m	30m	Nov-25	LOW	On Hold	\$389,000	RMD30
Lot 414 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30
Lot 415 Riptide Avenue	375m ²	12.5m	30m	Nov-25	12.5	On Hold	\$389,000	RMD30

INDIGO RELEASE 1

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 257 Tidal Drive	457m ²	14.6m	40.3m	Jun-25	12.5	Available	\$409,000	RMD30	
Lot 260 Norfolk Avenue	497m ²	21.5m	30m	Jun-25	12.5	Available	\$440,000	RMD40	Yes
Lot 266 Norfolk Avenue	450m ²	15m	30m	Jun-25	12.5	Available	\$428,000	RMD40	Yes

*Lots 260-267 require two-storey builds

INDIGO RELEASE 2

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 218 Tidal Drive	369m ²	12.5m	29.5m	Jul-25	12.5	Available	\$495,000	RMD25	Yes
Lot 219 Tidal Drive	368m ²	12.5m	29.4m	Jul-25	12.5	Available	\$494,000	RMD25	Yes
Lot 268 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes
Lot 269 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes
Lot 270 Norfolk Avenue	375m ²	12.5m	30m	Jun-25	12.5	Available	\$402,000	RMD40	Yes

*Lots 218, 219, 240, 241 & 268-272 require two-storey builds



refer to our builder
portal for all information



fencing + front
landscaping included



site class – A class
footing details (tbc)

\$5,000

required for
land deposits



OptiComm
internet connection



soakwells
required

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COBALT RELEASE 1

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code
Lot 235 Carnac Road	375m ²	12.5m	30m	Jun-25	LOW	On Hold	\$378,000	RMD30

COBALT RELEASE 2

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Lot Price	R Code	Two-Storey Build Required
Lot 225 Tidal Drive	390m ²	13m	31.5m	Jun-25	12.5	Available	\$385,000	RMD30	Yes
*Lots 206 - 209 require two-storey builds									

INTO PLACE EXCLUSIVES - TOWNHOMES

CURRENT AT

9 May 2025

Lot/Address	Size (m2)	Frontage	Depth	Titles Due	Bal	Status	Package Price	R Code
Lot 160 Tidal Drive	181m ²	7.5m	25m	Jun-25	12.5	Available	From \$749,900*	RMD60
Lot 161 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$804,900*	RMD60
Lot 164 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$804,900*	RMD60
Lot 165 Tidal Drive	187m ²	7.5m	25m	Jun-25	12.5	Available	From \$799,900*	RMD60
Lot 166 Tidal Drive	187m ²	7.5m	25m	Jun-25	LOW	Available	From \$804,900*	RMD60
Lot 167 Tidal Drive	181m ²	7.5m	25m	Jun-25	LOW	Available	From \$749,900*	RMD60



refer to our builder
portal for all information



fencing + front
landscaping included



site class – A class
footing details (tbc)

\$5,000

required for
land deposits



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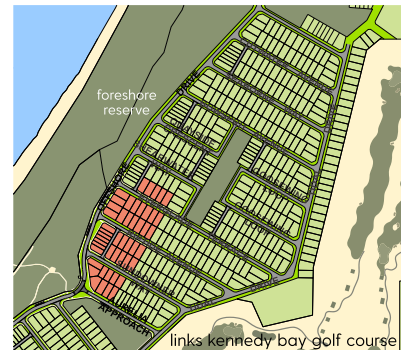
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- B** BAL - 12.5 **B** BAL - 19



veris Ref: 603124 March 2025

cobalt release



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PRELIMINARY



location plan

- Cobalt Release 1
- Cobalt Release 2
- Golf Course Release 1
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
- road levels
- street light

B BAL - 12.5 **B** BAL - 19



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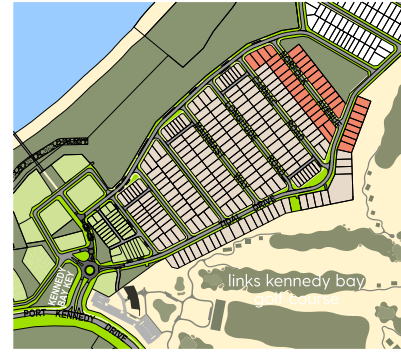
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parcel.

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veris Ref: 603124 January 2025



location plan

- Indigo Release 1
- Indigo Release 2
- Golf Course Release
- existing residential
- future residential

- power connection
- transformer site
- drainage; manhole, gullys
- water; hydrant, valve, house connection
- sewer; manhole, house connection
- comms connection
- street tree location

- retaining wall
- lot level
- garage locations
- footpath
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B BAL - 12.5

B BAL - 19



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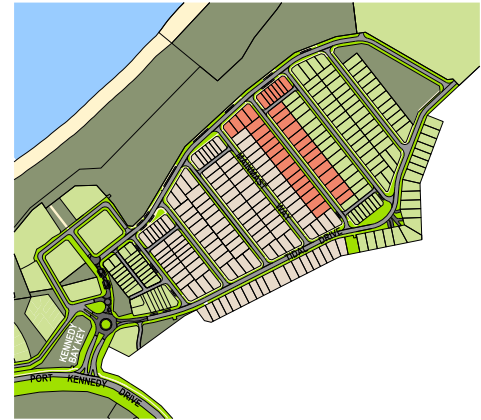
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PRELIMINARY



location plan

- | | | | | | |
|--|----------------------|--|---|--|------------------|
| | Azure Release | | power connection | | retaining wall |
| | existing residential | | transformer site | | lot level |
| | future residential | | drainage; manhole, gullys | | garage locations |
| | | | water; hydrant, valve, house connection | | footpath |
| | | | sewer; manhole, house connection | | road levels |
| | | | comms connection | | street light |
| | | | street tree location | | |

B BAL - 12.5 **B** BAL - 19



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